



72 Strickland Road, EAST BENDIGO, VIC 3550

Renovated Home with Strong Investment Appeal

Elders Easy Sale Closes Wednesday 22 July, 2pm (unless sold prior)

Indicative Sale Price \$570,000 - \$620,000

This renovated property is a terrific option for those aspiring to enter the market for the first time, or downsize to a convenient position on the city fringe.

It's also an ideal investment property and is currently leased by Elders PM to exceptional renters until mid February 2027. The details of the current rent are available to you upon request.

Lifestyle convenience is a standout, with the Eastside Caf   a short stroll away and the popular Bridgewater Bakehouse directly across the road - perfect for grabbing a drive thru coffee on the way to work, or stretching your legs at lunchtime if you work from home.

The home features three bedrooms with large built in robes, and an open plan lounge, dining and kitchen enhanced by a skylight that fills the space with natural light. All main

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 84P3057

SALE DETAILS

**Easy Sale Closes Wed
22 July - ISP \$570k -
\$620k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Martin Skahill
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windows include both privacy screens for daytime and block out blinds for evening comfort.

There is ducted evaporative cooling throughout, a gas heater to the lounge and continuous flow hot water. NBN port beside the television aerial to power your home broadband, smart television and devices and enjoy great speeds. There is a tall, deep linen cupboard providing yet more storage.

The secure backyard and gated front yard create safe spaces for children and pets, while the extensive carport can double as a sheltered play area. The garage/workshop offers flexibility - ideal as a rumpus space or a potential future bungalow conversion.

A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 433.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Double carport





72 Strickland Road,

Bedrooms: 3
 Bath: 1
 Living: 1
 Dining: 1
 Kitchen: 1
 Carport: 1
 Garage: 1
 Total: 11.4m²

Scale in meters, indicative only. Dimensions per floorplan only. All information is provided in good faith. Information is subject to change without notice.